



Introducing  
Ashburton Close  
Wells-Next-The-Sea

**SOWERBYS**

The property is located on the popular 'Hopkins Homes' site in the sought-after seaside town of Wells-next-the Sea. This modern style, three storey townhouse has much to offer with its open plan living accommodation, combining kitchen, dining and sitting room. This space is made even more sociable with the double doors that lead to the rear garden.

The property boasts three bedrooms, two of which are complemented by en-suite shower rooms, and the third one is served by the family bathroom.

The enclosed rear garden has been hard landscaped for ease of maintenance and raised borders have also been included. The garden provides the perfect spot for external entertainment and reception during the upcoming summer months.

Available March 2026.

#### **WELLS-NEXT-THE-SEA**

Wonderful Wells-next-the-Sea beckons with its sandy beach and charming candy-striped huts, drawing day trippers and holidaymakers. However, it offers much more for those considering it as a permanent residence.

Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure.

Behind the bustling harbour, seek out sought-after fishermen's cottages or apartments with sea views in converted buildings. Further afield, discover spacious grand houses and new-build developments ideal for families and downsizers. The town boasts a lively community with schools, a GP surgery, and a library.

Delve into culture at Wells Maltings, a heritage centre with a theatre, cinema, gallery, and café-bar. Browse local galleries like The Staithes Gallery, Gallery Plus, and Quay Art for unique artwork. Explore Nomad and the Bowerbird for homewares, Christopher William Country for country clothing, and Ele and Me for eco-friendly children's items. For culinary delights, visit Arthur Howell's traditional butcher or The Real Ale Shop at Branthill Farm.

Dine at The Globe Inn or Crown Hotel for meals overlooking the green, or indulge at Michelin-starred Morston Hall. For a simpler pleasure, enjoy fish and chips from French's on the harbour wall as the sun sets over the water.

Imagine yourself here – could Wells-next-the-Sea be your dream coastal home?

#### **COUNCIL TAX**

Band D.

#### **LOCATION**

What3words:- ///securing.sedative.crafted

#### **AGENT'S NOTES**

Pets By Negotiation

Gas Central Heating

Available 9th March 2026

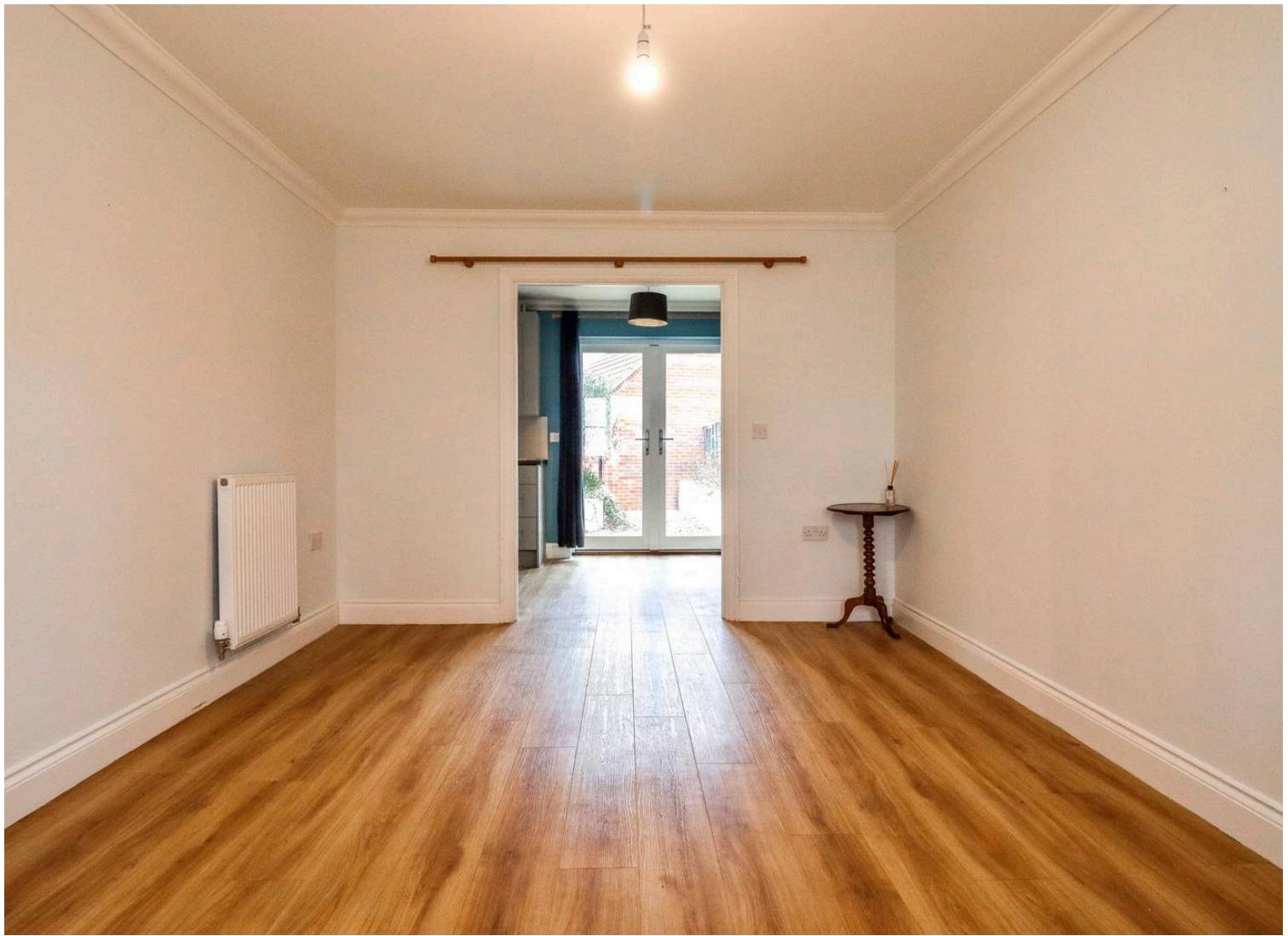
Unfurnished

12 Month Initial Tenancy

#### **ENERGY EFFICIENCY RATING**

B The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.



# SOWERBYS

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

